



FINE & COUNTRY



- Rochdale Road, Bacup, Rosendale
- 4/5 Bedroom, 3 Bathroom, Detached Family Home
- Superbly Presented Throughout
- Immaculate Landscaped Gardens & Grounds
- Garage & Off Road Driveway Parking
- Popular Residential Setting With Great Outlooks
- VIEWING HIGHLY RECOMMENDED & AVAILABLE NOW
- CONTACT US NOW TO VIEW - By Appointment Only

## 294, Rochdale Road, Bacup, OL13 9TW

A superb, 4/5 bedroom detached family home including multiple reception spaces and an ideal family Living / Dining / Kitchen, with the whole having outstanding presentation both inside and out. Beautiful gardens front and rear, garage and off road driveway parking, excellent décor and lovely styling throughout, lovely outlooks and non-overlooked to the rear too. VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Rochdale Road, Bacup, Rossendale is a 4/5 bedroom, detached family home which is impeccably presented and brought to the market having been beautifully well-maintained. With excellent gardens to both front and rear, the property offers good size family living which is well laid out, with 3 bathrooms and several reception areas, plus the possibility of being 5 bedrooms depending on the use of the office / 5th bedroom, while there is also a separate utility room too.

Entering the property, the porch offers a convenient place for shoes and coats, then opening on to the good size hallway. In the lounge, there is currently a feature gas fire which will soon be upgraded to a multi fuel logburner improving the heating options, while the spacious open plan Kitchen / Dining / Living area is a further, highly functional and superbly social reception space at the heart of this ideal family home. The separate Utility Room, plus a Downstairs Shower Room and the Office / Bedroom 5 are all great features and add to that excellent usability at this property.

Adding to its functionality and use of space, all 4 bedrooms are doubles, with either open country aspects to the rear, or over rooftops to distant hillsides to the front and of course, there is that potential to create a fifth bedroom if required. The bathroom and separate further shower room to the first floor, plus the additional downstairs shower room too, improve convenience for family living and capping things off inside, for more storage the loft is boarded and accessible from the first floor landing.

Moving outside, everything here is exceptionally well looked after, with the beautiful landscaped gardens and grounds being an absolute credit to the current vendors and offering great space for family outdoor life / dining / entertaining or simply relaxing. The garage itself is generously sized and has a further area for storage above, while the two cobbled driveways, one with an EV charger, add good off road driveway parking provision too. Viewing here is certainly, most highly recommended and available now, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Porch, Hallway, Lounge, open plan Lounge / Dining, separate Utility Room, Office, Downstairs Shower Room. Off the first floor Landing are Bedrooms 1-4, the Bathroom and a separate Shower Room too. Externally, in addition to the Garage there is off road Driveway Parking too and those stunning Gardens Front & Rear complete the picture.

Conveniently located for local town centre amenities, yet close to beautiful open countryside too, this property enjoys good commuter links throughout Rossendale and to Rochdale, Burnley, Todmorden and beyond. From the property itself, there are good primary schools within walking distance and it is within the catchment of good secondary schools, including BRGS Grammar School. Surrounding moorland is easily accessed for walking and Lee Quarry offers excellent mountain biking facilities nearby too, amongst a range of other sports and leisure facilities throughout the Rossendale Valley as a whole. Motorway connections to M65/M66/M60/M62 links are easily reached and both town centre facilities and a great range of amenities are all readily accessible.



**Porch 3'8" x 6'8"**

**Hallway 15'9" x 10'5"**

**Lounge 16'6" x 12'8"**

**Open Plan Kitchen / Dining / Living 19'8" x 18'4"**

**Utility Room 6'0" x 4'10"**

**Inner Hall**

**Office / Bed 5 11'1" x 10'9"**

**Shower Room 5'9" x 7'7"**

**Landing**

**Bedroom 1 14'3" x 12'10"**

**Bathroom 7'6" x 6'0"**

**Bedroom 2 10'11" x 11'9"**

**Bedroom 3 9'7" x 13'4"**

**Bedroom 4 9'8" x 13'6"**

**Shower Room 8'2" x 3'10"**

**Garage 22'1" x 11'0"**

**Front Garden**

**2 x Front Driveways**

**Rear Patio**

**Rear Garden with Side Patio**

**Upper Garden with Patio**

**Side Patio Area**

**Agents Notes**

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